



ITEM 30

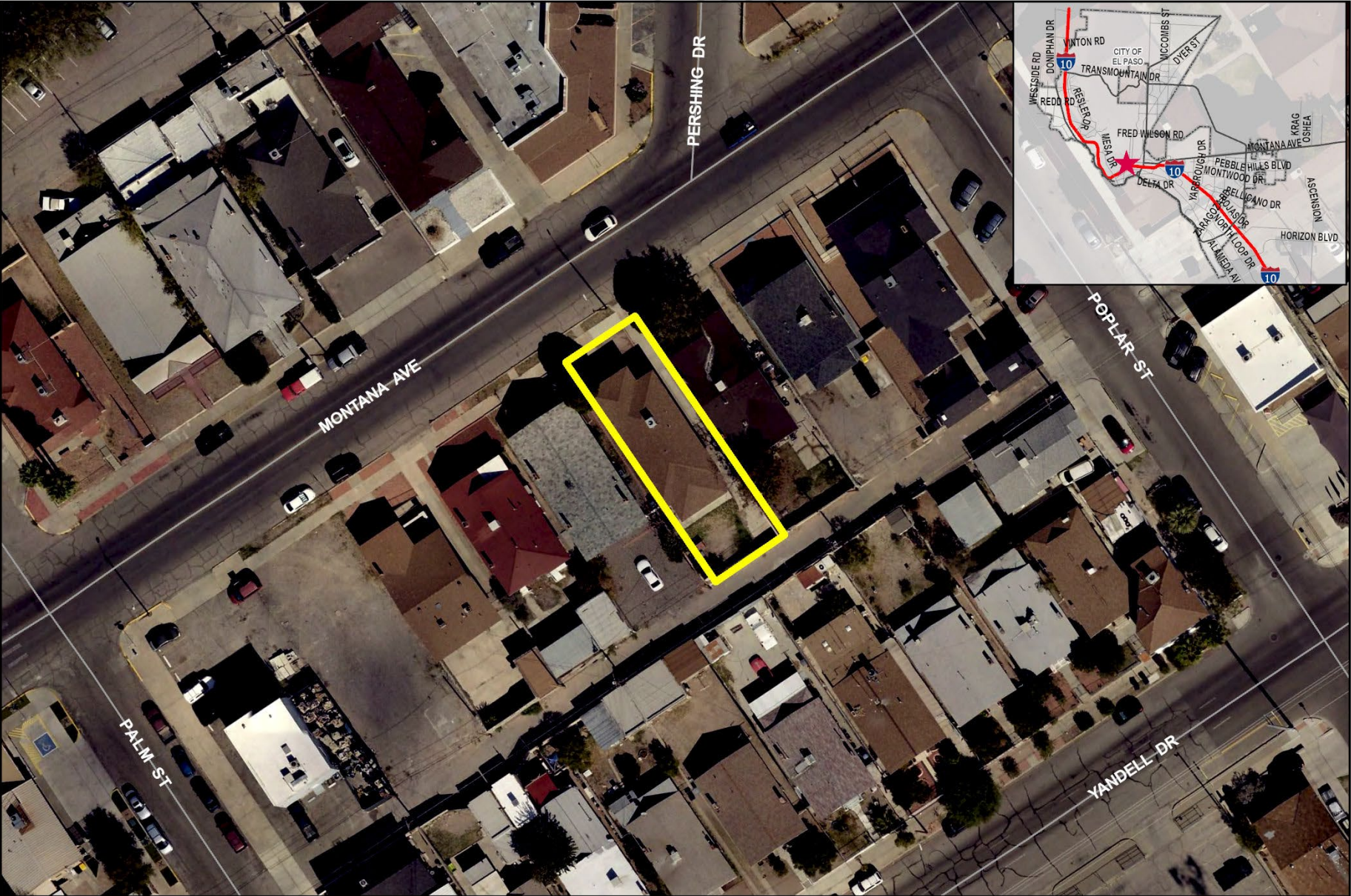
2320 Montana Rezoning

PZRZ25-00002

Strategic Goal 3.

Promote the Visual Image of
El Paso





Aerial

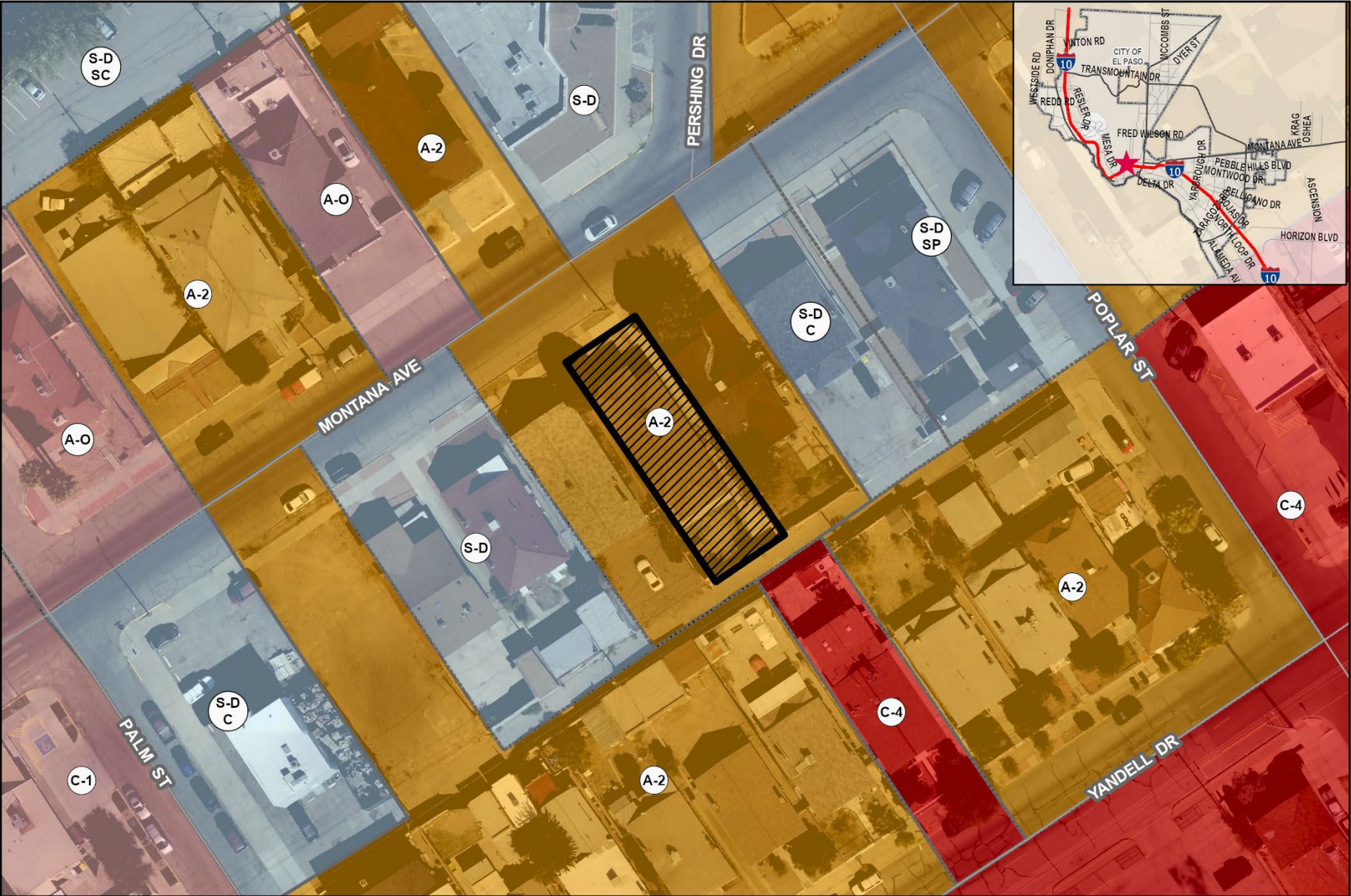
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 12.5 25 50 75 100
Feet





Existing Zoning

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Subject Property





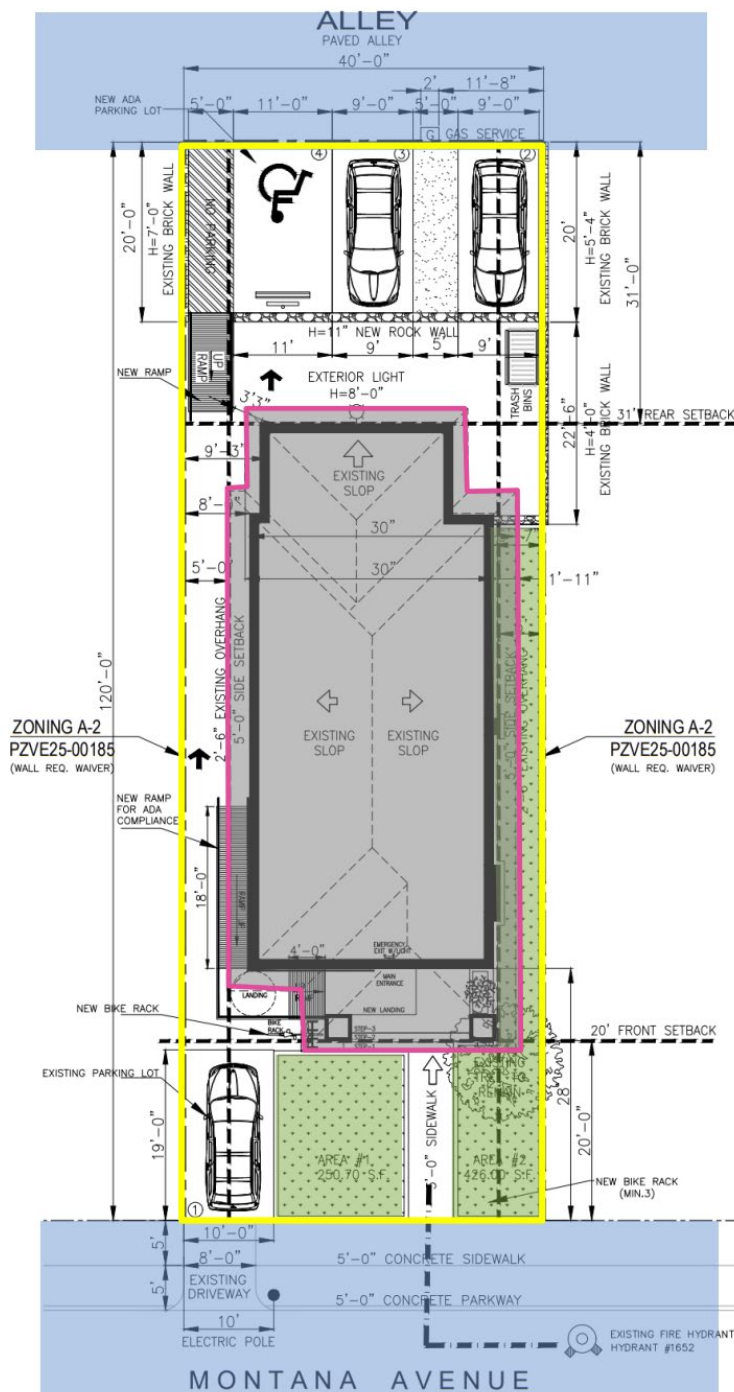
Future Land Use Map

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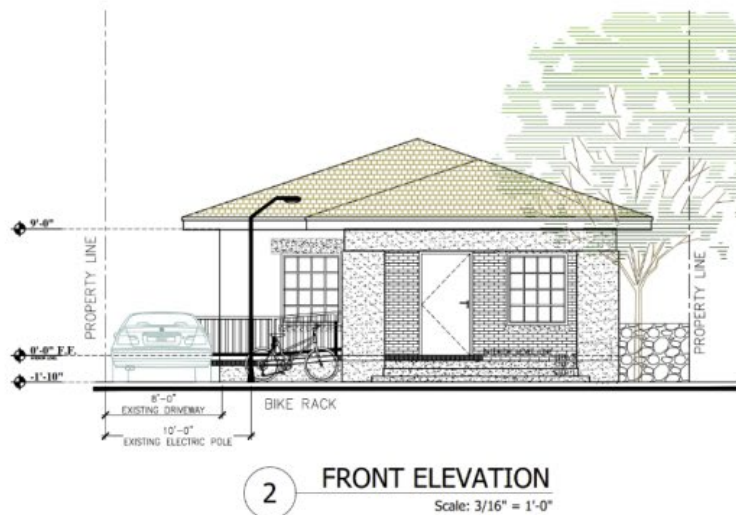
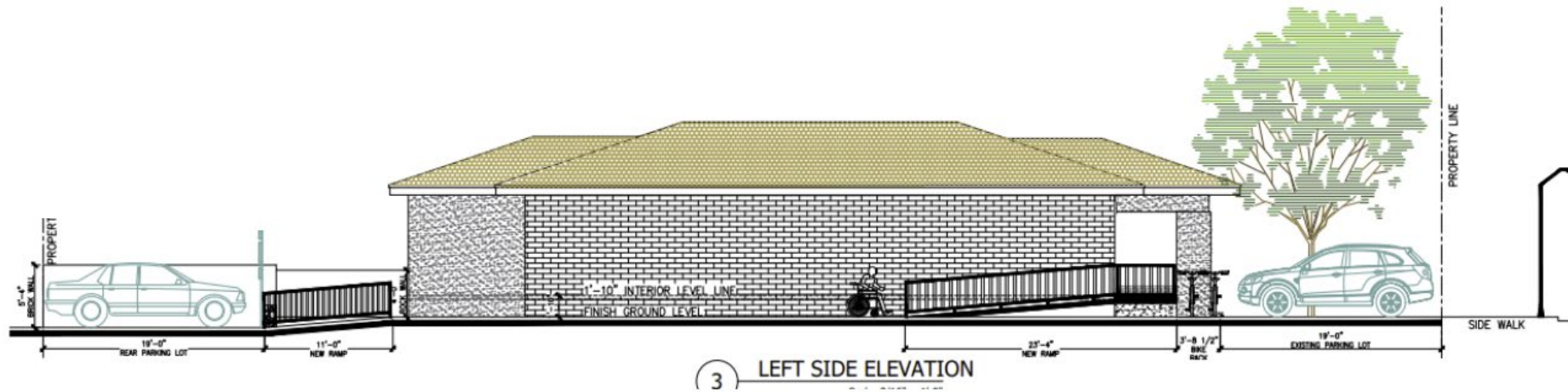


 Subject Property





Detailed Site Plan



Height: 15'

Elevations



Subject Property

Surrounding Development



N



W

S



Public Input

- The applicant notified Sunrise Civic Group, El Paso Central Business Association, and Five points Development Association of the proposed rezoning.
- Notices were mailed to property owners within 300 feet on July 3, 2025.
- The Planning Division has received two (2) calls of inquiry and one (1) call in support to the request.





Recommendation

- Staff and CPC recommended **approval** of the rezoning request and detailed site development plan.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People